



Third Taxing District

2 Second Street
East Norwalk, CT 06855

Tel: (203) 866-9271
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Third Taxing District of the City of Norwalk Commission Meeting

Monday, October 23, 2023 at 6:30p.m.

At the Third Taxing District Office, 2 Second Street, East Norwalk, CT

1. Public Comment – 15 Minute Limit
2. Minutes of Meeting – September 25, 2023 Regular Meeting – A/R (Pgs. 1-7)
3. Discussion/Analysis of Financial Statements/Key Performance Indicators (Pgs. 8-15)
4. Marvin School PTA Donation Request – A/R (Pgs. 16-19)
5. CT DOT Constitution Park Temporary Easement Request – A/R (Pgs. 20-27)
6. Christmas Tree Lighting
7. General Manager's Report
 - Firehouse Agreement Update
8. Adjourn

*A/R – Action Required/See Attached Motion

Agenda backup material is available at the TTD office, www.ttd.gov and will be available at the meeting.

M:\Shared\ Commission Meeting Information\Agenda 10-23-2023.doc

District Commissioners

Johnnie Mae Weldon	203-216-2652	Chairperson	Kevin Barber	203-866-9271	General Manager
Pamela Parkington	203-858-4261	Commissioner	Ron Scofield	203-866-9271	Assistant General Manager
Michele Sweeney	203-820-3107	Commissioner	Read Auerbach	203-451-7047	Treasurer

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THIRD TAXING DISTRICT
of the City of Norwalk
Commission Meeting
September 25, 2023

ATTENDANCE: Commissioners: Johnnie Mae Weldon, Chair; Pamela Parkington; Michele Sweeney; Read Auerbach, Treasurer

STAFF: Kevin Barber, General Manager;
Ron Scofield, Assistant General Manager/District Clerk
Mike Adams, General Line Foreman

OTHERS: Peter Johnson, CMEEC Ratepayer Representative
Atty. Steve Studer, Berchem Moses (via phone)
Patsy Brescia, Representative of the City of Norwalk, Charter
Revision Committee

CALL TO ORDER

Commissioner Weldon called the meeting to order at 6:34 p.m. A quorum was present.

PUBLIC COMMENT

No one from the public was in attendance to comment.

CITY OF NORWALK CHARTER CHANGES DISCUSSION

Mr. Barber informed the Commission that on June 28, 2023, Third Taxing District received an email from the Office of the Mayor and City Clerk, regarding proposed Article XII: Taxing Districts of the Norwalk Charter. The email included a memo from Patsy Brescia, Chair of the Charter Revision Committee (which is now defunct) and the redline version of Article XII: Taxing Districts. Ms. Brescia reached out to Third Taxing District and asked if she could please attend a Commission meeting in order to discuss the changes proposed for the Charter.

Mr. Barber introduced Ms. Brescia to the Commission to give her presentation about the Charter revisions that were passed by City Council in August 2023. Ms. Brescia gave a little history of the Charter and explained the types of changes that were made. Most of the changes were to bring the archaic language up-to-date and make it gender neutral. She reassured the Commission that none of these changes affected the District Charters. Ms. Brescia was reminded that the City of Norwalk is not allowed to make changes to the Third Taxing District Charter.

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Atty. Studer, who has read the changes proposed, agrees that the City of Norwalk does not have the right to make any changes to the Third Taxing District, but is accepting of the minor changes of language which does not affect the workings of the Charter. Atty. Studer left the final decision up to the Commission.

Ms. Brescia also said that the City of Norwalk is hoping to review the Charter again in two years and every five years after that. She thanked the Commission for their time and asked for their support in getting the word out to the public about the Charter changes.

MINUTES OF MEETING

August 28, 2023 Regular Meeting

**** COMMISSIONER PARKINGTON MOVED TO APPROVE THE MINUTES OF AUGUST 28, 2023 REGULAR MEETING.**

****COMMISSIONER SWEENEY SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

DISCUSSION/ANALYSIS OF FINANCIAL STATEMENTS/KEY PERFORMANCE INDICATORS

Mr. Barber reviewed the Financial Highlights with the Commission for the month of August 2023. Total Income is \$1,464,268 versus \$1,643,737 for last year, a difference of (10.92%). Total Expense is \$2,045,687 versus \$2,303,042 for last year, a difference of (11.17%). Net Income before Rate Stabilization is (\$749,200) versus (\$628,348) from last year or a difference of (19%). Net Income after Rate Stabilization is (\$701,587) versus (\$407,563) for last year, a difference of (72%).

The total local cash balance on hand is \$8,658,451. Of this, the Capital Improvement Fund is \$2,476,300. The current outstanding principal balance with CMEEC is \$2,609,617. Current Fiscal Year Capital additions to date is \$111,361.

Funds held at CMEEC include:

- Rate Stabilization Fund (RSF)	\$3,726,804
- Municipal Competitive Trust	\$2,162,836
- Economic Development Fund	\$ 158,791
- Conservation & Load Management	\$ 471,649
- Regional Greenhouse Gas Initiative	\$ 197,833
- Renewable Resource Investment Fund	\$ 32,625

Mr. Barber reviewed the P&L for the Electric Department. Income for the month of August 2023 is \$1,120,736.07. Purchased Power (555-00) for the month of August 2023 is \$514,957.50

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and Purchased Power for Cervalis is \$55,869.83. Operating Expenses for the month is \$375,555.76

The P&L for the District continues to be in good shape. The account for the Firehouse rent is under budget as staff is waiting to receive the rent payment which should be forthcoming shortly.

KPI's: They remain in good shape.

RSF: The current balance of the RSF (Rate Stabilization Fund) is \$3,726,804 and continues to be above target. Staff continues to monitor the account.

Accounts Receivable: Overall, TTD is doing very well. The greater than 90 days open balance is \$47,051 which is 10.8% of the overall balance.

FY2023-2024 ELECTRICAL CAPITAL BUDGET MODIFICATION REQUEST

Mr. Barber stated the plan for the replacement of the T4 transformer located at the Rowan Street substation was originally included in the budget for FY2024-2025. Due to the extended lead times, Third Taxing District would not be able to order the transformer until July 2024, at the earliest, and would not receive the transformer until the second half of 2026.

The cost of the transformer has also increased dramatically over the last few years. The current cost estimate for the T4 Rowan Street Substation Transformer is \$991,218, almost a 200% increase in a 5-year span.

In order for Third Taxing District to place the order as soon as possible, it is necessary to modify the current year's Capital Budget to move the T4 Transformer Replacement project into the FY2023-2024 budget. In addition to requesting the project be moved forward one year, staff is also seeking an increase in the project allocation to \$1,250,000. This increase is necessary due to the cost increases of the transformer.

The impacts of this budget modification to the current year's budget are as follows:

- The Capital Appropriation for FY2023-2024 will increase from \$1,418,000 to \$2,668,000.
- The Estimated Ending Cash Balance at the end of FY2023-2024 will decrease from \$12,757,705 to \$11,501,705.

Mr. Barber is recommending the Commission approve the budget modification that will add the Rowan Street Substation Transformer (T4) Replacement project to the current FY2023-2024 Capital Budget.

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**** COMMISSIONER PARKINGTON MOVED TO APPROVE THE MODIFICATION OF THE FISCAL YEAR 2023-2024 CAPITAL BUDGET TO ADD THE ROWAN STREET SUBSTATION TRANSFORMER (T4) REPLACEMENT PROJECT, IN THE AMOUNT OF \$1,250,000, TO THE APPROVED CAPITAL PROJECT LIST, AS RECOMMENDED BY GENERAL MANAGER KEVIN BARBER AND TTD STAFF.
** COMMISSIONER SWEENEY SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

**REVIEW & APPROVAL OF REQUEST TO PURCHASE ROWAN STREET
SUBSTATION TRANSFORMER**

Mr. Barber stated with the approval of the modification of the FY2023-2024 Capital Budget to include the Rowan Street Substation T4 Transformer, Mr. Barber and staff are requesting the purchase of the new equipment.

Mike Adams, General Line Foreman, with the assistance of TTD's Electrical Engineer, Joe Cristino, developed bid specifications for the new transformer and sent them to six transformer manufacturers. Three bids were received. The quotes received ranged from \$991,218 to \$1,395,052. All the quotes received have a price escalator component due to the volatility in the raw material market, shipping costs and other related factors.

After careful review, it is staff's recommendation to proceed with the procurement of the 10 MVA substation transformer from Niagara Power Transformer Corporation in the amount of \$991,218, per their quote. The price includes the manufacturing, shipping and placement of the new transformer on the transformer pad at the Rowan Street Substation. Due to the price escalation factor, staff would like to include a 10% escalation factor in the amount of \$91,000, increasing the total amount of the transformer to \$1,082,218.

As required by the Purchasing Policy, "all purchases with any single item to be purchased or leased exceeding \$100,000 must be brought before the Commission for approval at a Regular or Special meeting." Because the cost exceeds the \$100,000 threshold, staff is asking for Commission approval to move forward with the purchase of the Rowan Street T4 transformer.

**** COMMISSIONER SWEENEY MOVED TO APPROVE THE PURCHASE OF A NEW 10 MVA LIQUID-IMMERSED, CLASS I, POWER TRANSFORMER IN THE AMOUNT OF \$991,218, PLUS A PRICE ESCALATOR OF \$91,000, FOR A TOTAL OF \$1,082,218 FROM NIAGARA POWER TRANSFORMER CORPORATION, AS RECOMMENDED BY GENERAL MANAGER KEVIN BARBER.
** COMMISSIONER PARKINGTON SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

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TCM BANK AUTHORIZED TTD REPRESENTATIVE

Mr. Barber informed the Commission that in August 2023, Third Taxing District's bank, Patriot Bank, changed the company that provided cardholder services for TTD's corporate credit cards to TCM Bank. With this change, TTD is required to designate an authorized representative to manage the accounts with the new credit card processor.

Mr. Barber is recommending Mr. Ron Scofield, Assistant General Manager, be the authorized representative for TTD in order to manage the credit card account with TCM bank.

**** COMMISSIONER PARKINGTON MOVED TO APPOINT ASSISTANT GENERAL MANAGER RONALD SCOFIELD AS THE AUTHORIZED REPRESENTATIVE FOR THE THIRD TAXING DISTRICT TO MANAGE OUR CREDIT CARD ACCOUNT WITH TCM BANK.**

**** COMMISSIONER SWEENEY SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

2024 COMMISSION SCHEDULE

Mr. Scofield presented the proposed 2024 Commission Schedule to the Commission. He noted that only one meeting date, May 2024, was moved due to the Memorial Day holiday. The meeting was moved to Tuesday, May 28, 2024.

**** COMMISSIONER SWEENEY MOVED TO APPROVE THE 2024 COMMISSION SCHEDULE AS PRESENTED.**

**** COMMISSIONER PARKINGTON SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

GENERAL MANAGER'S REPORT

Firehouse Project – Mr. Barber informed the Commission that both parties involved have come to a resolution to the Agreement between Third Taxing District and the City of Norwalk. The City is proceeding with the approval process with the Common Council.

Ludlow Park – Due to timing issues, the work that was going to begin this Fall, has been moved to the Spring of 2024.

Constitution Park Easement Request – The CT DOT has put a request into Third Taxing District for an easement in Constitution Park. It consists of a 71 sq. ft. parcel of land to install a temporary guide wire anchor. Mr. Barber will have further information at the October 2023 meeting.

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ADJOURNMENT

- ** COMMISSIONER PARKINGTON MOVED TO ADJOURN.**
- ** COMMISSIONER SWEENEY SECONDED.**
- ** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:38 p.m.

Respectfully submitted,

Cynthia Tenney
Executive Assistant
Third Taxing District

MOTION FOR MINUTES

COMMISSIONER (name of Commissioner) MOVED TO APPROVE THE MINUTES OF (date of meeting) REGULAR MEETING.

OR

COMMISSIONER (name of Commissioner) MOVED TO APPROVE THE MINUTES OF (date of meeting) REGULAR MEETING AS CORRECTED.

**Third Taxing District
Financial Highlights
Jul-Sep-2023 vs. Jul-Sep 2022**

	Jul-Sep-23	Jul-Sep-22	\$ Change	% Change
Total Income	2,665,999	2,920,828	(254,829)	-8.72%
Total Expense	2,899,252	3,386,644	(487,392)	-14.39%
Net Ordinary Income	(233,253)	(465,816)	232,563	50%
Other Income	(6,083)	96,494	(102,577)	-106%
Other Expense	203,971	98,750	105,221	100%
Net Income before Rate Stabilization	(443,307)	(468,072)	24,765	5%
Rate Stabilization	56,524	207,110	(150,586)	-73%
Net Income	(386,783)	(260,962)	(125,821)	-48%

CASH BALANCES

	Sep-23	Funds Held at CMEEC	
ACCTS			
Operating Accounts	\$ 2,394,041	Rate Stabilization Fund (RSF)	\$ 3,764,578
Savings	3,917,006	Municipal Competitive Trust	\$ 2,167,124
Capital Improvements Fund	2,432,895	Total	\$ 5,931,702
Total	\$ 8,743,942	Economic Development Fund	\$ 158,933
TTD Outstanding Principal Balance with CMEEC			
Balance as of July 1, 2022	\$ 3,504,109		
Current Outstanding Balance	\$ 2,597,735		
Current Fiscal Year Capital Additions to date	\$ 143,723		

C&LM-Conservation & Load Management
 RGGI-Regional Greenhouse Gas Initiative
 RRIF-Renewable Resource Investment Fund

**Third Taxing District
Profit & Loss Budget vs. Actual
July through September 2023**

	Current Month				Year to Date			
	Sep 23	Budget	\$ Over Budget	% of Budget	Jul - Sep 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense								
Income								
443-00 · Cervalis Data Center Revenues	76,977.57	54,142.00	22,835.57	42.18%	164,506.53	190,293.00	-25,786.47	-13.55%
440-00 · Residential Sales	474,847.40	393,052.00	81,795.40	20.81%	1,052,136.74	1,143,424.00	-91,287.26	-7.98%
442-01 · Large Commercial Sales	76,857.50	56,810.00	20,047.50	35.29%	169,348.25	179,899.00	-10,550.75	-5.86%
442-02 · Small Commercial Sales	257,370.69	226,805.00	30,565.69	13.48%	578,638.31	683,114.00	-104,475.69	-15.29%
445-01 · Water Pollutn Contrl Plnt Sales	98,898.72	73,105.00	25,793.72	35.28%	222,752.54	219,315.00	3,437.54	1.57%
445-02 · Flat Rate	7,766.52	8,656.00	-889.48	-10.28%	15,827.47	20,128.00	-4,300.53	-21.37%
451-00 · Miscellaneous Service Revenue	1,229.42	837.91	391.51	46.72%	2,924.02	2,513.76	410.26	16.32%
557-00 · Purchased Power Adjustment	207,782.89	158,735.00	49,047.89	30.9%	459,865.32	573,454.00	-113,588.68	-19.81%
Total Income	1,201,730.71	972,142.91	229,587.80	23.62%	2,665,999.18	3,012,140.76	-346,141.58	-11.49%
Cost of Goods Sold								
555-10 · Electrical Power Purch - Cerv	59,538.73	42,759.00	-16,779.73	-39.24%	177,832.10	154,589.00	-23,243.10	-15.04%
555-00 · Electrical Power Purchased	449,731.63	437,862.00	-11,869.63	-2.71%	1,571,288.51	1,565,356.00	-5,932.51	-0.38%
Total COGS	509,270.36	480,621.00	-28,649.36	-5.96%	1,749,120.61	1,719,945.00	-29,175.61	-1.7%
Gross Profit	692,460.35	491,521.91	200,938.44	40.88%	916,878.57	1,292,195.76	-375,317.19	-29.04%
Expense								
904-00 · Substation	14,478.93	16,541.66	2,062.73	12.47%	49,346.78	49,624.98	278.20	0.56%
403-00 · Depreciation Expense	70,852.42	75,000.00	4,147.58	5.53%	212,557.26	225,000.00	12,442.74	5.53%
408-00 · Taxes	827.70	101,116.25	100,288.55	99.18%	86,430.83	103,348.75	16,917.92	16.37%
540-00 · Other Power Generation Expense	2,587.39	11,666.67	9,079.28	77.82%	5,561.02	35,000.01	29,438.99	84.11%
580-00 · Distribution Expenses	5,886.25	20,916.66	15,030.41	71.86%	42,989.96	62,749.99	19,760.03	31.49%
590-00 · Maintenance Expenses	43,095.01	54,249.98	11,154.97	20.56%	117,708.15	162,749.94	45,041.79	27.68%
900-00 · Customer Accounts & Service	25,687.39	43,420.73	17,733.34	40.84%	95,728.27	130,262.19	34,533.92	26.51%
920-00 · Administrative Expenses	179,514.59	221,599.51	42,084.92	18.99%	539,808.37	664,798.49	124,990.12	18.8%
Total Expense	342,929.68	544,511.46	201,581.78	37.02%	1,150,130.64	1,433,534.35	283,403.71	19.77%
Net Ordinary Income	349,530.67	-52,989.55	402,520.22	759.52%	-233,252.07	-141,338.59	-91,913.48	-65.03%
Other Income/Expense								
Other Income								
418-00 · Dividends	9,037.62	6,666.66	2,370.96	35.56%	26,028.27	20,000.06	6,028.21	30.14%
419-00 · Interest Income	2,507.58	500.00	2,007.58	401.52%	9,083.34	1,500.00	7,583.34	505.56%
420-00 · Gain/(Loss) on Investments	-52,446.86	0.00	-52,446.86	-100.0%	-61,174.91	0.00	-61,174.91	-100.0%
421-00 · Norden Project Income	2,964.82	11,666.66	-8,701.84	-74.59%	7,746.15	35,000.06	-27,253.91	-77.87%
423-00 · Gain/(Loss) from Sale of FA	0.00	416.67	-416.67	-100.0%	0.00	1,249.97	-1,249.97	-100.0%
424-00 · Energy Conservation Fund Income	14,845.68	11,960.08	2,885.60	24.13%	9,614.89	35,880.28	-26,265.39	-73.2%
425-00 · Miscellaneous Income	2,525.49	1,250.00	1,275.49	102.04%	2,618.19	3,750.00	-1,131.81	-30.18%
Total Other Income	-20,565.67	32,460.07	-53,025.74	-163.36%	-6,084.07	97,380.37	-103,464.44	-106.25%
Other Expense								
426-30 · PERSON TO PERSON	0.00	2,083.33	2,083.33	100.0%	0.00	6,250.03	6,250.03	100.0%
426-10 · Distribution to "District Fund"	0.00	0.00	0.00	0.0%	203,750.00	203,750.00	0.00	0.0%
999-00 · Miscellaneous Unknown	150.00	0.00	-150.00	-100.0%	221.00	0.00	-221.00	-100.0%
Total Other Expense	150.00	2,083.33	1,933.33	92.8%	203,971.00	210,000.03	6,029.03	2.87%
Net Other Income	-20,715.67	30,376.74	-51,092.41	-168.2%	-210,055.07	-112,619.66	-97,435.41	-86.52%
Net Income	328,815.00	-22,612.81	351,427.81	1,554.11%	-443,307.14	-253,958.25	-189,348.89	-74.56%

**TTD District Fund
Profit & Loss Budget vs. Actual
July through September 2023**

	Current Month				Year to Date			
	Sep 23	Budget	\$ Over Budget	% of Budget	Jul - Sep 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense								
Income								
980-02 · INTEREST INCOME	28.50	27.08	1.42	5.24%	94.22	81.28	12.94	15.92%
980-05 · FIRE HOUSE RENT	0.00	0.00	0.00	0.0%	0.00	53,718.00	-53,718.00	-100.0%
980-10 · FUNDING FROM ELECTRIC	0.00	0.00	0.00	0.0%	203,750.00	203,750.00	0.00	0.0%
Total Income	28.50	27.08	1.42	5.24%	203,844.22	257,549.28	-53,705.06	-20.85%
Expense								
980-12 · FEES- COMMISSIONERS	2,625.00	2,625.00	0.00	0.0%	2,625.00	2,625.00	0.00	0.0%
980-14 · FEES-CLERKS	450.00	450.00	0.00	0.0%	450.00	450.00	0.00	0.0%
980-16 · FEES-TREASURER	450.00	450.00	0.00	0.0%	450.00	450.00	0.00	0.0%
980-17 · Fees - Rate Payer Rep	450.00	450.00	0.00	0.0%	450.00	450.00	0.00	0.0%
980-19 · PAYROLL EXPENSES	269.68	325.00	55.32	17.02%	269.68	325.00	55.32	17.02%
980-20 · PARKS MAINTENANCE	10,919.27	3,566.67	-7,352.60	-206.15%	11,830.85	10,699.97	-1,130.88	-10.57%
980-30 · EAST NORWALK CEMETERY ASS'N	464.92	2,641.67	2,176.75	82.4%	464.92	7,924.97	7,460.05	94.13%
980-35 · EAST NORWALK IMP ASSOC LIBRARY								
980-36 · Electric Funding-Library Match	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
980-38 · LIBRARY PROPERTY MAINTENANCE	252.17	675.00	422.83	62.64%	1,033.05	2,025.00	991.95	48.99%
980-35 · EAST NORWALK IMP ASSOC LIBRARY - Other	0.00	0.00	0.00	0.0%	42,500.00	42,500.00	0.00	0.0%
Total 980-35 · EAST NORWALK IMP ASSOC LIBRARY	252.17	675.00	422.83	62.64%	43,533.05	44,525.00	991.95	2.23%
980-40 · CHRISTMAS TREE LIGHTING	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
980-45 · FIREHOUSE EXPENSES	0.00	125.00	125.00	100.0%	0.00	375.00	375.00	100.0%
980-55 · CONCERTS IN THE PARK	0.00	0.00	0.00	0.0%	26,532.52	33,900.00	7,367.48	21.73%
980-70 · ANNUAL MEETING EXPENSES	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
980-90 · CONTINGENCY EXPENSES	0.00	2,500.00	2,500.00	100.0%	0.00	7,500.00	7,500.00	100.0%
980-95 · Other District Services	0.00	833.34	833.34	100.0%	3,000.00	2,499.94	-500.06	-20.0%
Total Expense	15,881.04	14,641.68	-1,239.36	-8.46%	89,606.02	111,724.88	22,118.86	19.8%
Net Ordinary Income	-15,852.54	-14,614.60	-1,237.94	8.47%	114,238.20	145,824.40	-31,586.20	-21.66%
Net Income	-15,852.54	-14,614.60	-1,237.94	8.47%	114,238.20	145,824.40	-31,586.20	-21.66%

**THIRD TAXING DISTRICT
KEY PERFORMANCE INDICATORS (KPI'S)
September**

	Formula	2023	2022	Industry Average (Bandwidth)	Comments	
1) OPERATING RATIO - This ratio measures the proportion of revenues required to cover the operation and maintenance costs associated with the operation of the electric utility.						
a.	Operating Ratio - without Change in Rate Stabilization Fund	Total Operating Expenses / Total Operating Revenues	108.75%	115.95%	95-105%	Calculation is based on the CMEEC billable rate that is set by TTD
b.	Operating Ratio - with Change in Rate Stabilization Fund	Total Operating Expenses + Change in RSF / Total Operating Revenues	106.63%	108.86%	95-105%	Reflects the true total operating expenses by including the change (+/-) in the rate stabilization fund.
2) POWER SUPPLY EXPENSE RATIO - This ratio measures the proportion of the total operating expenses that is for power supply (purchased power)						
2) a.	Power Supply Expense Ratio - without Change in Rate Stabilization Fund	Purchased Power / Total Operating Expenses	60.33%	64.98%	65% - 70%	Calculation is based on the CMEEC billable rate that is set by TTD
b.	Power Supply Expense Ratio - with Change in Rate Stabilization Fund	Purchased Power + Change in RSF / Total Operating Expenses	58.38%	58.87%	65% - 70%	Reflects the true total operating expenses by including the change (+/-) in the rate stabilization fund.
3) OUTSTANDING RECEIVABLES - Total amount of outstanding receivables greater than 90 days past due						
a.	Outstanding Receivables - Dollars	Total (\$) Outstanding Receivables > 90 days	\$44,981	\$37,683		Indicates if TTD is doing an adequate job of collecting past due receivables
b.	Percentage of total receivables	Receivables > 90 days past due / total receivables	8.76%	5.94%		Indicates the percentage of receivables that is greater than 90 days past due
4) RATE OF RETURN - Year to Date (YTD) Net income divided by audited Net Book Value of Assets						
	Actual Rate of Return on Rate Base	AUTHORIZED BY STATE STATUTE	0.0%	0.0%	Varies by state 5 - 8 %	Rate of Return authorized by State statute
5) RATE STABILIZATION FUND - this index lists the balance of the rate stabilization fund held for TTD at CMEEC						
	Rate Stabilization Fund balance	RSF Balance	\$3,764,578	\$3,978,729	\$2.75MM -\$3.0MM	Commission approved the target balance, which is based on a RSF balance to cover 6 months of power bills
7) ENERGY LOSS % - This ratio measures how much energy is lost in the utility's electrical system and is an indicator of the efficiency of the electrical system.						
	Energy Loss %	Total Energy Losses/Total Sources of Energy	5.90%	6.90%	2.5% - 6%	This ratio is calculated on a 12 month rolling average of electricity purchased compared to energy sold to customers

East Norwalk - PCA Calculation

Power Cost Adjustment Calculation
6 Month Rolling Average (starting January 2014)

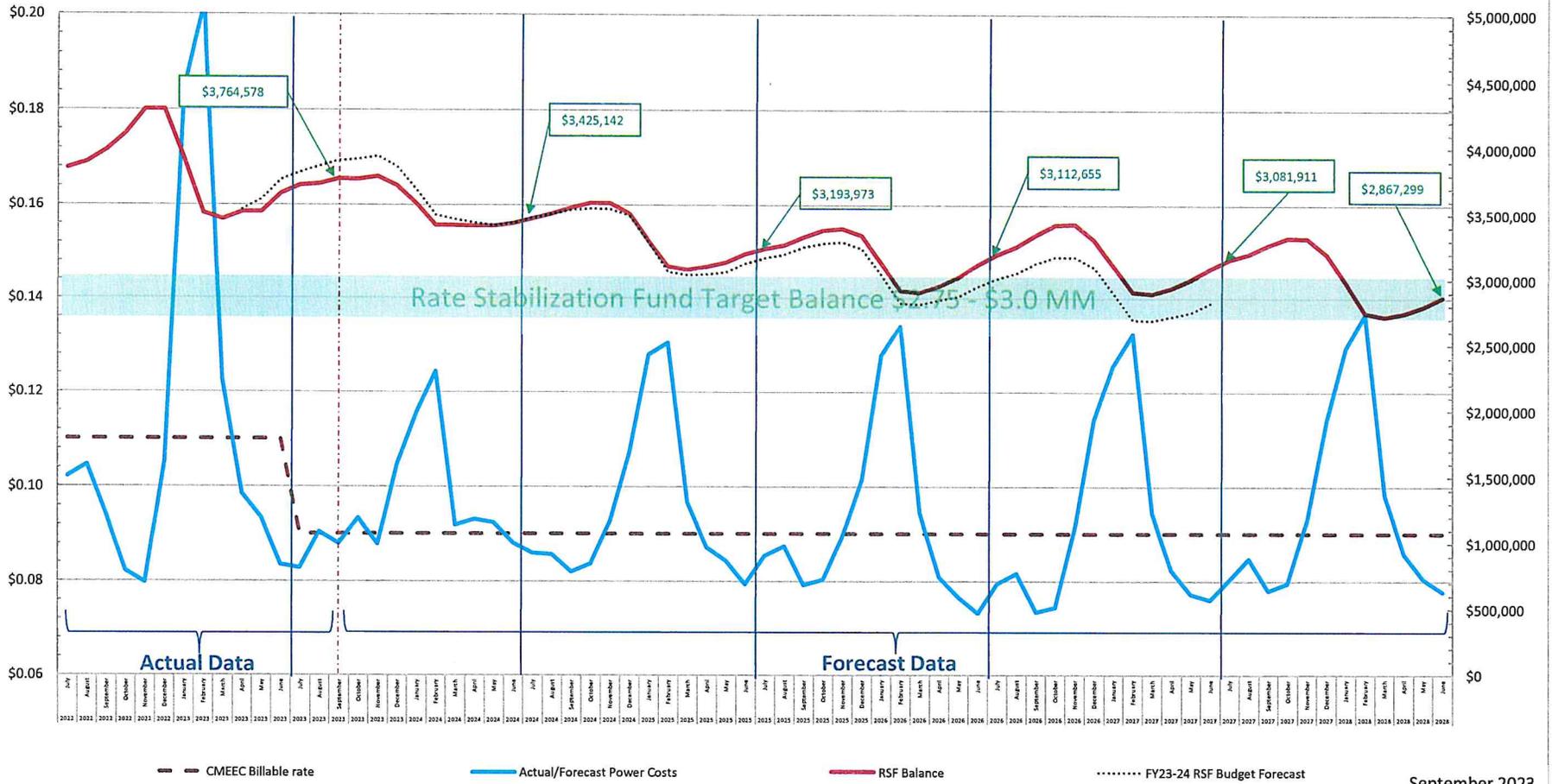
Orange indicates data is from the preliminary CMEEC monthly bill, numbers will change when the "true up" numbers are available from CMEEC
Green indicates the final numbers have been entered for the month.
Colors will change when actual numbers are received.

		2023 July	2023 August	2023 September	2023 October	2023 November	2023 December	2024 January	2024 February	2024 March	2024 April	2024 May	2024 June
Total Energy	kWh												
CMEEC Billable rate	\$/kWh	0.09000	0.09000	0.09000	0.09000	0.09000	0.09000	0.09000	0.09000	0.09000	0.09000	0.09000	0.09000
h Grand Total (Actual) Purchased Power Costs	\$	\$ 557,670	\$ 517,607	\$ 439,288	\$ 388,643	\$ 385,479	\$ 557,825	\$ 666,833	\$ 642,181	\$ 453,780	\$ 383,712	\$ 390,517	\$ 452,350
i (Sum of current and previous 5 months)	\$	3,255,320	2,828,953	2,676,067	2,670,964	2,673,223	2,846,511	2,955,674	3,080,248	3,094,740	3,089,810	3,094,848	2,989,372
j kWh's Purchased	kWh												
l Total Purchased Power kWh Units	kWh	6,739,993	5,721,750	4,997,018	4,162,839	4,390,418	5,329,372	5,768,448	5,168,044	4,939,909	4,119,288	4,226,829	5,138,002
m (Sum of current and previous 5 months)	kWh	28,955,036	30,010,650	30,171,073	30,336,363	30,622,223	31,341,390	30,369,844	29,816,138	29,759,029	29,715,479	29,551,890	29,360,520
Actual/Forecast Power Costs	\$/kWh	0.08274	0.09046	0.08791	0.09336	0.0878	0.10467	0.1156	0.12426	0.09186	0.09315	0.09239	0.08804
n Power (Actual) Supply Costs @ Retail	\$	0.1187	0.0995	0.0937	0.0930	0.0922	0.0959	0.1028	0.1091	0.1098	0.1098	0.1106	0.1075
o Base Fuel Cost	\$	0.0958	0.0958	0.0958	0.0958	0.0958	0.0958	0.0958	0.0958	0.0958	0.0958	0.0958	0.0958
p Loss Factor	%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%
q Calculated PCA	\$	0.0229	0.0037	(0.0021)	(0.0028)	(0.0036)	0.0001	0.0070	0.0133	0.0140	0.0140	0.0148	0.0117
r Actual PCA Implemented	\$	\$ 0.0350	\$ 0.0350	\$ 0.0350	\$ 0.0350	\$ 0.0350	\$ 0.0350	\$ 0.0350	\$ 0.0350	\$ 0.0350	\$ 0.0350	\$ 0.0350	\$ 0.0350
s Total System Retail Sales (kWh's)	kWh	5,451,019	5,413,452	5,965,161	3,929,720	4,144,555	5,030,927	5,445,414	4,878,634	4,663,274	3,888,608	3,990,127	4,850,274
t Base PCA Revenue	\$	522,208	518,609	571,462	376,467	397,048	481,963	521,671	467,373	446,742	372,529	382,254	464,656
u Fuel Factor Revenue	\$	190,786	189,471	208,781	137,540	145,059	176,082	190,589	170,752	163,215	136,101	139,654	169,760
v Total Revenues through PCA	\$	712,993	708,080	780,243	514,007	542,108	658,045	712,260	638,125	609,956	508,630	521,909	634,416
w Difference of Collection vs Expense	\$	\$ 9,992,186	\$ 10,182,659	\$ 10,523,614	\$ 10,648,979	\$ 10,805,608	\$ 10,905,828	\$ 10,951,255	\$ 10,947,200	\$ 11,103,376	\$ 11,228,294	\$ 11,359,686	\$ 11,541,752
Over collect / (Under Collect) in each month		\$155,323.30	\$190,472.82	\$340,955.20	\$125,364.74	\$156,629.09	\$100,219.88	\$45,427.62	(\$4,055.82)	\$156,176.19	\$124,918.21	\$131,391.88	\$182,066.15
RSF Balance		3,716,603.00	3,726,804.00	3,764,578.00	3,760,590.86	3,780,249.78	3,712,067.89	3,574,395.64	3,407,338.45	3,408,150.22	3,405,174.46	3,405,072.34	3,425,142.82
Diff between Billed Rate and Actual Cost	\$	0.00726	(0.00046)	0.00209	(0.00336)	0.00220	(0.01467)	(0.02560)	(0.03426)	(0.00186)	(0.00315)	(0.00239)	0.00196
Margin (estimate)		10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
Affect on RSF - by Month	\$	58,932.35	7,367.99	20,443.77	(3,987.14)	19,658.92	(68,181.89)	(137,672.26)	(167,057.19)	811.77	(2,975.76)	(102.12)	20,070.48

East Norwalk - PCA Calculation
Power Cost Adjustment Calculation
6 Month Rolling Average (starting January 2014)

		2024 July	2024 August	2024 September	2024 October	2024 November	2024 December	2025 January	2025 February	2025 March	2025 April	2025 May	2025 June
Total Energy	kWh												
CMEEC Billable rate	\$/kWh	0.09000	0.09000	0.09000	0.09000	0.09000	0.09000	0.09000	0.09000	0.09000	0.09000	0.09000	0.09000
Grand Total (Actual) Purchased Power Costs	\$	\$ 556,585	\$ 524,589	\$ 391,324	\$ 348,641	\$ 408,791	\$ 574,272	\$ 738,428	\$ 651,720	\$ 481,485	\$ 360,239	\$ 355,017	\$ 404,463
(Sum of current and previous 5 months)	\$	2,879,124	2,761,533	2,699,077	2,664,007	2,682,281	2,804,204	2,986,047	3,113,177	3,203,338	3,214,935	3,161,161	2,991,352
kWh's Purchased	kWh												
Total Purchased Power kWh Units	kWh	6,477,191	6,126,950	4,774,577	4,169,354	4,406,502	5,352,025	5,771,676	4,997,085	4,976,590	4,132,601	4,208,852	5,099,776
(Sum of current and previous 5 months)	kWh	30,069,264	31,028,170	30,862,838	30,912,904	31,092,576	31,306,600	30,601,084	29,471,219	29,673,232	29,636,479	29,438,830	29,186,580
Actual/Forecast Power Costs	\$/kWh	0.08593	0.08562	0.08196	0.08362	0.09277	0.1073	0.12794	0.13042	0.09675	0.08717	0.08435	0.07931
Power (Actual) Supply Costs @ Retail	\$	0.1011	0.0940	0.0924	0.0910	0.0911	0.0946	0.1030	0.1116	0.1140	0.1146	0.1134	0.1082
Base Fuel Cost	\$	0.0958	0.0958	0.0958	0.0958	0.0958	0.0958	0.0958	0.0958	0.0958	0.0958	0.0958	0.0958
Loss Factor	%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%	5.6%
Calculated PCA	\$	0.0053	(0.0018)	(0.0034)	(0.0048)	(0.0047)	(0.0012)	0.0072	0.0158	0.0182	0.0188	0.0176	0.0124
Actual PCA Implemented	\$	\$ 0.0350	\$ 0.0350	\$ 0.0350	\$ 0.0350	\$ 0.0350	\$ 0.0350	\$ 0.0350	\$ 0.0350	\$ 0.0350	\$ 0.0350	\$ 0.0350	\$ 0.0350
Total System Retail Sales (kWh's)	kWh	6,114,469	5,783,841	4,507,201	3,935,870	4,159,738	5,052,312	5,448,462	4,717,248	4,697,901	3,901,176	3,973,156	4,814,189
Base PCA Revenue	\$	585,766	554,092	431,790	377,056	398,503	484,011	521,963	451,912	450,059	373,733	380,628	461,199
Fuel Factor Revenue	\$	214,006	202,434	157,752	137,755	145,591	176,831	190,696	165,104	164,427	136,541	139,060	168,497
Total Revenues through PCA	\$	799,773	756,526	589,542	514,812	544,094	660,842	712,659	617,016	614,485	510,274	519,689	629,696
Difference of Collection vs Expense	\$	\$ 11,784,940	\$ 12,016,876	\$ 12,215,094	\$ 12,381,264	\$ 12,516,567	\$ 12,603,137	\$ 12,577,368	\$ 12,542,664	\$ 12,675,664	\$ 12,825,699	\$ 12,990,371	\$ 13,215,604
Over collect / (Under Collect) in each month		\$243,187.48	\$231,936.96	\$198,217.53	\$166,170.43	\$135,302.57	\$86,570.10	(\$25,769.41)	(\$34,703.73)	\$133,000.34	\$150,034.97	\$164,672.12	\$225,232.68
RSF Balance		3,461,504.99	3,498,341.03	3,546,728.63	3,583,329.11	3,581,123.10	3,498,533.07	3,289,555.67	3,097,573.51	3,073,981.53	3,095,676.79	3,129,456.81	3,193,973.41
Diff between Billed Rate and Actual Cost	\$	0.00407	0.00438	0.00804	0.00638	(0.00277)	(0.01730)	(0.03794)	(0.04042)	(0.00675)	0.00283	0.00565	0.01069
Margin (estimate)		10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
Affect on RSF - by Month	\$	36,362.17	36,836.04	48,387.60	36,600.48	(2,206.01)	(82,590.04)	(208,977.39)	(191,982.16)	(23,591.98)	21,695.26	33,780.02	64,516.61

Rate Stabilization Balance - 5 Year Forecast



September 2023

TTD Electric Department

Analysis of Aged Receivables as of September 2023

Total # of Customers 4240
 Total Open AR 563,051 - not including accounts with credit balances

Ageing Groups	Count - Active Accounts			Account Type							
	#	% of Total		Res	Small Com	Large Com	Flat	WWTP	DC	N/A	
Current	1,511	35.64%	↑	1,241	217	27	5	1	0	20	
30 days	132	3.11%	↓	108	18	1	0	0	0	5	
60 days	45	1.06%	↑	34	6	0	0	0	0	5	
90 days	16	0.38%	↓	11	1	1	0	0	0	3	
120 days	15	0.35%	↓	9	0	0	0	0	0	6	
150 days	14	0.33%	↑	8	1	0	0	0	0	5	
180+ days	89	2.10%	↓	5	0	1	1	0	0	82	

Ageing Groups		Dollars Due per Ageing Buckets							
		Total	Res	Small Com	Large Com	Flat	WWTP	DC	N/A
Current	↑	498,253	240,501	99,105	31,686	1,151	124,729	0	1,081
30 days	↓	13,874	11,572	2,132	25	0	0	0	146
60 days	↑	4,499	3,369	986	0	0	0	0	143
90 days	↓	1,444	1,228	29	26	0	0	0	162
120 days	↓	1,283	1,109	0	0	0	0	0	174
150 days	↑	2,315	2,149	19	0	0	0	0	146
180+ days	↑	41,382	14,608	0	24	364	0	0	26,387

N/A indicates a finalled or closed account.

AR 90 Days or less	↑	518,070.07	92.0%	↑	Comparison to Previous Month ↓ Better ↑ Worse ↔ Same
AR Greater than 90 Days	↓	44,980	8.0%	↓	



Third Taxing District
 2 Second Street
 East Norwalk, CT 06855
 Tel: (203) 866-9271
 Fax: (203) 866-9856

Third Taxing District Application for Contribution from District Funds

This completed application will be reviewed for eligibility by District Staff and for approval by the Third Taxing District Commission. All information will be subject to review and dissemination under the state's FOI regulations for public records.

Overview

- District funds are maintained from the proceeds (when available) of the Third Taxing District Electric Department under a budget that is approved by the electors of the District at the annual meeting.
- Distributions from the District funds are intended to primarily benefit residents, businesses and rate-payers of the Third Taxing District.
- District funds are not intended to help with individual financial hardship requests, except as administered through a designated agency funded for that purpose.
- Decisions regarding fund disbursements are dependent upon timely, properly documented requests that meet the requirements of the "Third Taxing District Policy on Contributions from District Funds" and any applicable governing documents.
- All determinations made by the Commission shall be final and binding, and shall be made by the Commission in its sole discretion.

Full Name: <i>Jenn McMurrer</i>	Date of Application: <i>September 11, 2023</i>
Legal Address: <i>15 calf Pasture Beach Road</i>	Needed by: <i>March 2024</i>
Organization: <i>Marvin PTA</i>	Preferred Phone#: <i>606 853 4501</i>
Amount Requested: <i>\$5,125</i>	Preferred Email: <i>jandrlik@gmail.com</i>

Describe in detail your reason(s) for this request.

please see attached

Attestation (check boxes)

Qualified
 I attest that my organization meets the stated requirements for a contribution from District funds and that this request is made to primarily benefit residents, businesses or rate-payers of the District.

No Conflict
 I attest that neither my organization, nor any individual associated with this request, represents a conflict of interest for any of the Commissioners, the Treasurer, the District Clerk or any of the employees of the Electric Department.

Should your request be approved, will you consent to be publicized? Y N

By signing below, I verify that I understand the purpose of the Third Taxing District Funds and the requirements for contributions from these funds. I verify that the information provided in this application is true to the best of my knowledge.

Signature of authorized representative: <i>Jenn McMurrer</i>	Date: <i>9/11/23</i>
---	-------------------------



September 11, 2023

Commissioners
Third Taxing District of the City of Norwalk Electrical Department
2 Second Street
East Norwalk, CT 06855

Dear Commissioners,

Please accept our grateful appreciation for your past support of Marvin Elementary School. The Third Taxing District has been a huge supporter and invaluable community partner to facilitate a variety of enrichment opportunities for the school children of East Norwalk.

Although we have made it out of COVID and are “back to normal” we are still facing hardships at our school. Thankfully due to partnerships like yours we have been able to invest in our students and staff. A big capital project we will see through this coming year is a new kindergarten playground in partnership with the City of Norwalk. This will be updated and safer play space for the youngest of our students who use this.

As an all-volunteer organization comprised of parents, teachers, and administrators, the Marvin Elementary School PTA is committed to improving the educational, social, and developmental experiences of Marvin Elementary School students. Marvin Elementary is a Title I School; approximately 60% of our children live at or below the poverty level. The monies raised by the Marvin PTA support a variety of educational and enrichment programs as well as community events that are often not included in the school-based budget. Through these programs our students are exposed to experiences that they would likely not have access to in their everyday lives. The school district also updated our library for the first time in many years. To ensure our students have the most up-to-date literature that is equitable and representative, we are rebuilding our library of books. We are also adding a maker’s space where the children will be able to learn how to use a 3D printer, Cricut Machine, and green screen to create homework projects that further enhance their education and presentations.

We kindly ask the Third Taxing District to consider once again supporting Marvin Elementary School for the 2023-24 school year. Specifically, we are requesting funding in the amount of \$5,125.

The last few years we have not been able to do much programming both inside and outside of the school for our students, but we would like to get back to normal as we mentioned above, which will include programs inside and outside of our school. The programs we are seeking funding for include:

Maker's Space in the Marvin Library (\$2,000)

As stated above, we are in the process of upgrading our library to a media center. We are including a maker's space where students can use different technology such as a green screen, a Cricut cutting machine, and 3D printers to create items relating to their schoolwork and learn new technology. We would like to invest in the machines to make this happen and this money would go towards making that dream a reality.

Ellis Island Field Trip for the Fifth Grade Classes (\$3,125)

As part of the fifth-grade curriculum, students will be learning about ancestry and immigration. As part of this curriculum, the field trip they have chosen is a trip to Ellis Island and the Statue of Liberty. This is a big deal for many of our students because this may be their first time to NYC or their only time to NYC. The requested funding will cover the costs of this trip for all fifth-grade students.

Again, we are truly grateful for your partnership and generosity. On behalf of our children, faculty, and staff, we thank you in advance for your consideration of this request. Should you have any additional questions, please feel free to contact Jenn McMurrer at jandrlik@gmail.com

Sincerely,

Jenn McMurrer
Marvin PTA

**** COMMISSIONER _____ MOVED TO APPROVE THE MARVIN PTA
DONATION REQUEST AS PRESENTED IN THE PACKET FOR \$5,125 FOR FISCAL
YEAR 23/24.**

**** COMMISSIONER _____ SECONDED.**



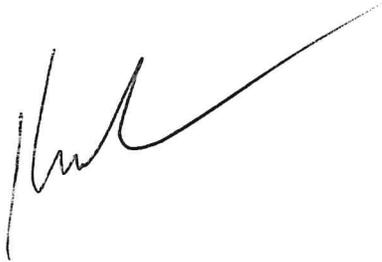
Third Taxing District

2 Second Street
East Norwalk, CT 06855

Tel: (203) 866-9271
Fax: (203) 866-9856

Memorandum

To: TTD Commissioners

From: **Kevin Barber – General Manager** 

Date: October 18, 2023

Subject: CTDOT - Temporary Construction Easement – Constitution Park

On September 5, 2023, the Third Taxing District was officially notified by the State of Connecticut Department of Transportation (CTDOT) of their intent to acquire a construction easement for the Walk Bridge Project. The location of the construction easement is in the District’s Constitution Park and will be used for the installation of temporary guy anchor. At the end of the Walk Bridge Project, the easement will be extinguished, and the property will be returned to its original state. The total size of the easement is 71 square feet.

On September 13, 2023, the District received the offer letter for the construction easement. CTDOT has offered the District \$500 for the acquisition of the temporary construction easement.

After reviewing the property information and the offer presented by the state, it is the staff’s recommendation to accept the offer. The easements being sought by the State of Connecticut will not place a burden on the District or its ownership and maintenance of the property and will be extinguished upon completion of the project.

Attached to this memorandum are the letters and documentation received from CTDOT relating to this easement, for your review.

District Commissioners

Johnnie Mae Weldon	203-216-2652	Chairperson	Kevin Barber	203-866-9271	General Manager
Pamela Parkington	203-858-4261	Commissioner	Ron Scofield	203-866-9271	Assistant General Manager
Michele Sweeney	203-820-3107	Commissioner	Red Auerbach	203-451-7047	Treasurer

Below is a motion for your consideration.

I, Commissioner, _____, move to accept the compensation offer of \$500 from the State of Connecticut, Department of Transportation, property file number 301-176-45A, for a temporary construction easement on the District's property located at 185 Liberty Square, also known as Constitution Park, and further authorize General Manager Kevin Barber to accept the offer and execute the acceptance agreement along with other required documents with the State of Connecticut, Department of Transportation.



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION



2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546

Phone: (860) 594-2579

September 5, 2023

The Third Taxing District of the City of Norwalk
2 Second Street
Norwalk, CT 06855

Dear Sir or Madam:

Subject: Proposed Property Acquisition Procedures
Project & Serial No. 301-176-45A
Owner(s): The Third Taxing District of the City of Norwalk
Town(s): Norwalk

The Connecticut Department of Transportation (Department), in providing a safe and efficient transportation system, is providing you with notice of its intent to acquire from you certain property rights as indicated on the enclosed map(s). This acquisition is in addition to the previous requirements for the project known as Walk Railroad Bridge Replacement.

Our knowledgeable staff will walk you through the acquisition process step-by-step to ensure that you are fully informed on the Department's acquisition process before making any decisions.

Prior to negotiating the purchase, the Department will secure a valuation of the property rights to be acquired. Should the valuation process require an appraisal, an appraiser will contact you to schedule an inspection of your property. You will be provided with a written offer based on the valuation and a Department representative will explain all of the rights provided to you under state and federal law.

You will be given a reasonable amount of time to thoroughly review the offer and every effort will be made to reach an agreement. However, if negotiations are not successful, the Department may move to acquire the property rights by eminent domain. The Department may also exercise an eminent domain acquisition if you are unable to convey good and sufficient title due to mortgagee requirements, liens, or other encumbrance issues that cannot be resolved; even if you agree to the compensation.

Language assistance may be requested by contacting the Department's Language Assistance Call Line at (860) 594-2109. Persons having a hearing and/or speech disability may dial 711 for Telecommunications Relay Service (TRS) and instruct the operator to contact (860) 594-2243. Language assistance is provided at no cost to the public, and efforts will be made to respond to timely requests for assistance.

Se puede solicitar asistencia lingüística comunicándose con la Línea de Asistencia Lingüística del departamento al (860) 594-2109. Personas con discapacidad auditiva y/o del habla pueden marcar 711 para el Servicio de Retransmisión de Telecomunicaciones (Telecommunications Relay Service-TRS) e instruir la operadora que contacte al (860) 594-2243. La asistencia lingüística se proporciona sin costo al público, y se hará todo lo posible para responder a las solicitudes de esta asistencia en forma oportuna.

Enclosed is a brochure that contains information to Frequently Asked Questions. I encourage you to read this brochure carefully as it will provide you with basic information and an overview of the acquisition process.

If you have any questions or would like to schedule a meeting, please contact Thomas Melzen at (860) 594-2451 or by email at Thomas.Melzen@ct.gov, and we will do whatever we can to accommodate your requests.

Very truly yours,



Steven Degen
Transportation Principal Property Agent
Administration/Titles Section
Division of Rights of Way
Bureau of Engineering and Construction

Enclosure

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546
PHONE: (860) 594-2476



September 13, 2023

CERTIFIED MAIL

Mr. Kevin Barber
General Manager
Third Taxing District
2 Second Street
East Norwalk, CT 06855

Dear Mr. Barber:

Subject: File No.: 301-176-45A
Owner(s): Third Taxing District
Town: Norwalk

The State of Connecticut Department of Transportation (Department) is now acquiring property for the Walk Railroad Bridge Replacement. In connection therewith, we enclose our map dated July 2023, detailing the proposed acquisition.

The State's offer, as evidenced by the enclosed offer letter, is \$500.00. This offer is based on an analysis of properties sharing similar utility. A copy of the State's Estimate of Compensation will be made available upon request.

As is standard of real estate acquisitions of this type, the conveyance of "good and sufficient title" is required from the owners of record. Should the Department's title examination of your property reflect encumbrances that prohibit the transfer of adequate title, your assistance will be required. In this regard, a copy of our title report cover page is enclosed for your review and comment.

If the offer is acceptable, please execute the enclosed acceptance agreement and W-9 form and return them to my attention. Oral representations or promises made during the negotiation process are not binding on the Department.

Due to the ongoing concerns centered on the Coronavirus (COVID-19), Department personnel have been encouraged to implement social distancing measures in an effort to reduce the spread of the disease.

That said, our goal is to maintain, as much as possible, business as usual for the citizens of the State. Should you have any questions please call me directly at (860)-594-2476 or email me at Colin.McDonald@ct.gov. If you wish to schedule a meeting, please let me know and I will do what I can to accommodate your request.

Very truly yours,


Colin B. McDonald
Acquisition/Relocation Section
Division of Rights of Way

Enclosures



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION



2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546
Phone: (860) 594-2476

OWNER: Third Taxing District
ADDRESS: 185 Liberty Square

PROPERTY FILE NO. 301-176-45A
TOWN: Norwalk

Pursuant to Connecticut General Statute(s) and as required plans for the Walk Railroad Bridge Replacement. The Commissioner of Transportation finds it necessary to acquire from you the following property rights as described on the attached map; as dated July 2023.

Compensation payable to you for the proposed acquisition and all legal damages to any remainder is as follows:

Value of Construction Easement: ----- \$269.80

Total Compensation \$500.00 (RD)

Building, structure and other improvements: *N/A

Tenant owned improvements not covered in offer: N/A

The above represents an offer of just compensation for the property rights as developed by the Division of Rights of Way. Should you wish to accept this offer, please review and execute page two of this offer letter.

If you have any questions regarding this matter, please contact Colin McDonald at the telephone number or address shown above.

Very truly yours,

James I. Mason
Transportation Principal Property Agent
Connecticut Department of Transportation

Attachment: Taking Map

**STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION**

Property File No.: **301-176-45A**
Owner Name: **Third Taxing District**

Acceptance Agreement

It is understood that you agree to the State's offer in the amount of \$500.00. The following shall apply:

- The above award is in full settlement for all real property rights acquired and constitutes a full and final payment for any and all loss of value caused by this acquisition.
- This acquisition is in accordance with C.G.S. Sec.13a-73(c), 13b-36(a) & 13a-79; as applicable.
- This agreement is subject to final approval(s) in accordance with C.G.S. Sec. 13a-73(h)
- Pending the delivery of good and sufficient title, an Immediate Right of Entry is hereby granted to the State of Connecticut, and/or its agents to proceed with the construction of the subject project.
- Payment(s) will be made by check issued from the Treasurer of the State of Connecticut to the property owner and/or mortgagee (if applicable) at the time of closing.
- The owner agrees to assist in the securing of good and sufficient title and agrees to convey the same by instrument prepared by the Department.

Owner's Legal Signature _____ Date _____

Owner's Legal Signature _____ Date _____

James I. Mason, Transportation Principal Property Agent Date _____

State Properties Review Board Date _____

FOR INTERNAL USE ONLY

revised: 11/01/17

Invoice Date: _____ Invoice #: _____ CORE P.O. #: _____ CORE Receipt #: _____

Payee: (Name & Address)

Payee's FEIN/SSN:

--

Invoice Amount:

\$500.00

Property Location:

185 Liberty Square, Norwalk CT 06855

Coded By: _____ Reviewed By: _____ Date: _____

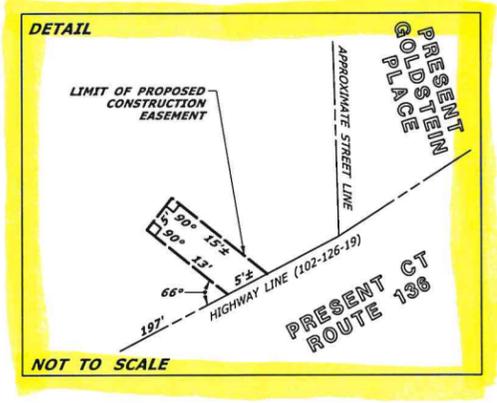
FUND	SID	DeptID	Project No.	Activity	Source Type	Account	Parcel No.	Detail Amount
10333	41390	DOT57125	DOT03010176RW	RW0000	RW201	55470	45A	\$500.00

RECEIVED CHECK NO. _____
IN THE AMOUNT OF \$ _____
IN PAYMENT OF ABOVE.

DATE _____

BY _____

N 597800



THE THIRD TAXING DISTRICT OF THE CITY OF NORWALK

CONSTRUCTION EASEMENT FOR THE PURPOSE OF INSTALLATION OF TEMPORARY GUY ANCHOR DURING WALK RAILROAD BRIDGE REPLACEMENT ACQUIRED. CONSTRUCTION EASEMENT TAKEN UNDER THIS PARAGRAPH WILL BE RESTORED BY REMOVING TEMPORARY APPURTENANCES AND REGRADING ANY DISTURBED AREAS. SAID EASEMENT WILL BE EXTINGUISHED UPON COMPLETION OF THE PROJECT, UNLESS SOONER EXTINGUISHED BY THE STATE. EASEMENT AREA = 71 ± SQ. FT.

REFERENCES:

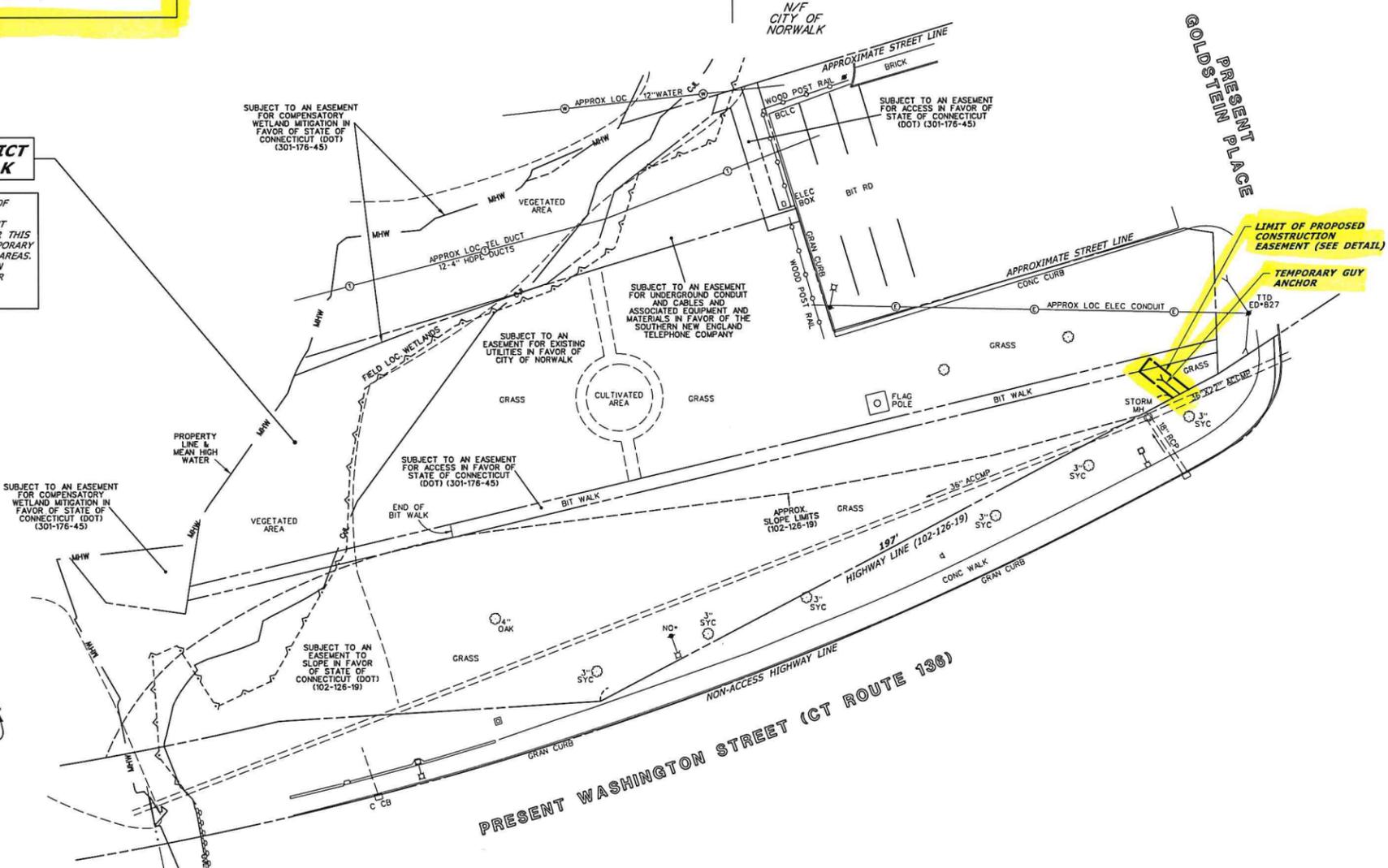
1. GENERAL LOCATION SURVEY PROVIDED BY CONNDOT DISTRICT 3. PROJECT NO. 301-176, CADD FILE: SV. D3. 301. 0176. NORWALK. WALK. BRIDGE REPLACEMENT. PARCELS. GRN.DGN
2. CONNDOT CONSTRUCTION PROJECT NO. 301-176 ENTITLED: "WALK RAILROAD BRIDGE REPLACEMENT"
3. VOL. 2313, PG. 137 (Q.C.)
4. VOL. 2642, PG. 23 (EASE. AGRMNT.)
5. CONNDOT BRC FILE 102-126-19
6. CONNDOT BRC FILE 102-126-19A
7. CONNDOT BRC FILE (102)301-176-45
8. MAP ENTITLED "MAP SHOWING PROPOSED EASEMENT TO THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY, PROPERTY OF THE THIRD TAXING DISTRICT OF THE CITY OF NORWALK, WASHINGTON STREET (ST. HIGHWAY 136) AND GOLDSTEIN PLACE, NORWALK, CONNECTICUT", SCALE 1"=30', DATED 12/1/1991 (MAP NO. 11216 N.L.R.)
9. MAP ENTITLED "MAP PREPARED FOR THIRD TAXING DISTRICT OF THE CITY OF NORWALK, NORWALK, CONNECTICUT", SCALE 1"=20', DATED SEPT. 19, 1988 (MAP NO. 10818 N.L.R.)

NOTES:

1. THIS COMPILATION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 30-300B-1 THROUGH 30-300B-20, THE "MINIMUM STANDARDS OF ACCURACY, CONTENT & CERTIFICATION FOR SURVEYS AND MAPS," AS AMENDED OCTOBER 26, 2018. IT CONFORMS TO CLASS D ACCURACY AND IS INTENDED TO DEPICT THE LIMITS OF THE PROPERTY TRANSACTION AS NOTED HEREON. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH AND/OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN NECESSARILY OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
2. THE TOPOGRAPHY AND PROPERTY LINE EVIDENCE DEPICTED ARE BASED UPON THE SURVEY/MAPPING DATA AS REFERENCED. UNLESS OTHERWISE NOTED, THESE PROPERTY/BOUNDARY LINES DO NOT REPRESENT THE PROFESSIONAL OPINION OF THE UNDERSIGNED.
3. SUPPLEMENTAL TOPOGRAPHY COMPILED FROM 2016 STATEWIDE ORTHO IMAGERY.
4. THE CONSTRUCTION EASEMENT DEPICTED HEREON WILL BE FORMALLY EXTINGUISHED BY AN AFFIDAVIT WHICH WILL BE FILED IN THE PUBLIC LAND RECORDS.

DRAWN BY	SEB
DATE	7/12/23
CHECKED BY	KJC
DATE	7/13/23

File: C:\Users\beckse\State of Connecticut\Q301-0176 - Design\500_Pre_Design\05_Property_Maps\SV_CS_301_176_045_PMA.dgn



COMPILATION PLAN

TOWN OF NORWALK
MAP SHOWING EASEMENT ACQUIRED FROM THE THIRD TAXING DISTRICT OF THE CITY OF NORWALK
BY
THE STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
WALK RAILROAD BRIDGE REPLACEMENT
SCALE 1"=20' JULY 2023
SCOTT A. HILL, P.E.
CHIEF ENGINEER - BUREAU OF ENGINEERING AND CONSTRUCTION

SCALE IN FEET

20	0	20	40
DATE	REVISION	REQ. BY	

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

VOID WITHOUT LIVE SIGNATURE AND EMBOSSED SEAL

TOWN NO. 102
PROJECT NO. 301-176
SERIAL NO. 45A
SHEET 1 OF 1

PLS #18923
CHRISTINE E. AUBREY, P.L.S.
TITLE TRANSPORTATION PRINCIPAL ENGINEER
DATE